

---

---

**S-3790**  
**ORCHARD SUBDIVISION, PHASE 3, SECTION 1**  
**Major-Preliminary Plat**

**STAFF REPORT**  
**May 11, 2006**

---

---

*The reason for the past continuances of this case appears to be nearly resolved. Flood Plain associated with an unnamed tributary to Jordan Creek affects the south side of this subdivision phase and has been certified by the petitioner's surveyor. However, the floodway analysis report submitted to establish the 100-year flood elevation has not been completely reviewed by the Tippecanoe County Surveyor's engineering consultant. If the report's conclusions are accepted (proposed flood plain elevations) in time for the APC public hearing, the subdivision case can be heard as reviewed in the following staff report. Otherwise this case will need to be continued one last time.*

---

---

**S-3790**  
**ORCHARD SUBDIVISION, PHASE 3, SECTION 1**  
**Major-Preliminary Plat**

**Staff Report**  
**May 11, 2006**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner (Komark Development Company, represented by C & S Engineering) is seeking primary approval for a 28-lot addition to the existing development (plus two outlots). The 14.19 acre site is located at the north end of Scarlett Drive. The overall subdivision is located on the north side of SR 26 just west of the CR 250 W intersection, in Wabash 14(NW) 23-5.

**AREA ZONING PATTERNS:**

This site is mostly zoned R1B, as is Phase 2 adjoining on the south. It is part of three rezone cases that were approved in 2000 (R1, R1B and PDRS). An unnamed tributary to Jordan Creek divides these two phases and has Flood Plain zoning associated with it. Farther south and to the southeast is R1 zoning. FP and Agricultural (A) zonings adjoin to the west and north. Farther west and southwest are areas of PDRS (Appleridge at The Orchard Planned Development).

**AREA LAND USE PATTERNS:**

The Orchard Subdivision and Appleridge Planned Development have been under development since May of 2000. The overall site holds remnants of old fruit tree orchards surrounded by woodlands. This phase of single-family development is bounded on the northeast by K.B.&S. Railroad, which cuts diagonally across the landscape. Beyond the tracks, land is farmed. Single-family subdivisions, one of detached homes (McQuinn Estates), one of semi-attached homes (Pine Meadows), occupy land west of Appleridge.

**TRAFFIC AND TRANSPORTATION:**

Scarlett Drive is the existing entrance street shared by the planned development and subdivision. This main road will be extended north for Phase 3 with three new cul-de-sacs branching from it to provide internal access. Two subdivision variances have been requested concerning these cul-de-sacs:

1. A variance to eliminate two required 100-ft. tangents between reverse curves on Fuji Court.
2. A variance to reduce the required pavement width from 30-ft. to 28-ft. (measured from back of curb to back of curb) for Fuji Court, Melrose Court and Jonagold Court.

The first variance would allow smoother transitions between the three curves. The second request is to match the proposed street widths in Phases 1 and 2 and Appleridge PD. Both variances were recommended for approval by the Board of County Commissioners at their January 3<sup>rd</sup> meeting.

USO Section 5.3(2)(d) requires a 25-ft. buffer strip along the railroad right-of-way. This 25-ft. strip is in addition to the normal lot depth, but is not shown on the preliminary plat. On the final plat it must be noted as follows: "This strip is reserved for screening. The placement of structures hereon is prohibited."

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer service will be extended from Phase 2, which will be constructed for acceptance into the City of West Lafayette system. The water service will also be extended from Phase 2, and will be part of the Indiana-American Water Company system. Stormwater will be collected in the streets and piped to the two outlots (G and H) along the Jordan Creek tributary.

This tributary bounds the site's south side and drains an area less than one square mile, and therefore falls outside the jurisdiction of the Indiana Department of Natural Resources (IDNR). The subdivider's engineer prepared a floodway analysis report to determine the 100-year flood elevations along the tributary and certify the Flood Plain boundary. Based on these elevations a new FP boundary has been shown on the preliminary plat with certification. The lots that border the tributary have been designed to meet the minimum lot area, excluding the area in the Flood Plain.

#### **CONFORMANCE WITH UZO REQUIREMENTS:**

The developer has filed a setback variance request with the Area Board of Zoning Appeals that would reduce the front setbacks for Lots 121-124, from 25-ft. to 15-ft. The purpose of the request is to preserve as many of the trees on these lots as possible. The case is scheduled to be heard by the ABZA at its next meeting on May 24<sup>th</sup>. If the variance is granted, the reduced setbacks must be shown on the final plat with the variance case number and date approved. Otherwise, the standard 25-ft. front setbacks will be shown.

All other standard setbacks appear to be shown correctly, including the 25-ft. setback from the FP boundary.

#### **IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

#### **STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

##### **A. Variances**

1. A variance to eliminate two required 100-ft. tangents between reverse curves on Fuji Court.
2. A variance to reduce the required pavement width from 30-ft. to 28-ft. (measured from back of curb to back of curb) for Fuji Court, Melrose Court and Jonagold Court.

##### **B. Conditions**

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The West Lafayette City Engineer shall approve the sanitary sewer plans.

2. Indiana-American Water Company, Inc shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana-American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
7. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

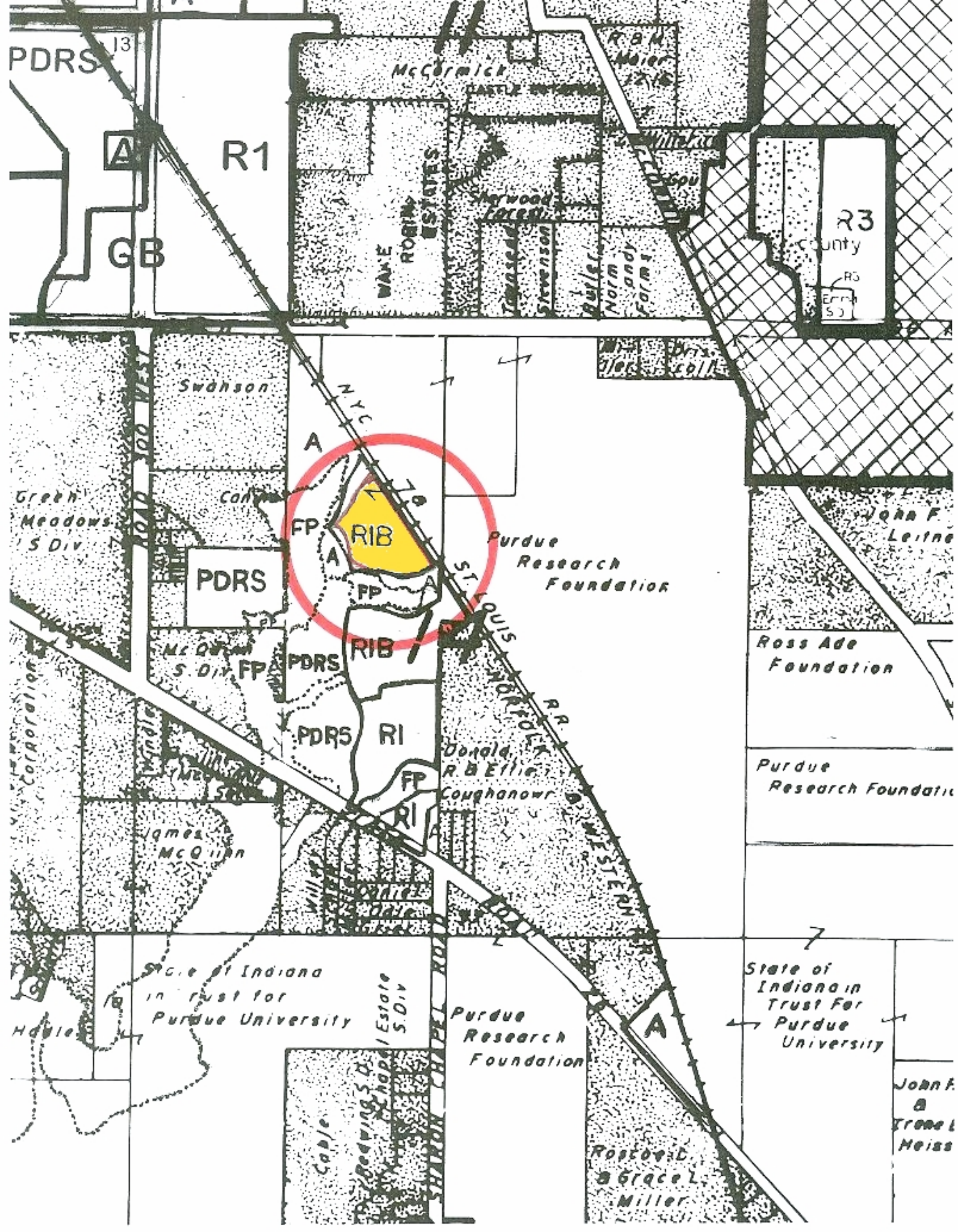
**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. The required 25-ft. railroad right-of-way buffer strip shall be shown and labeled as follows: "This strip is reserved for screening. The placement of structures hereon is prohibited."
11. All required building setbacks shall be platted.
12. The Regulatory Flood Elevation and Boundary for the Flood Plain shall be shown.
13. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

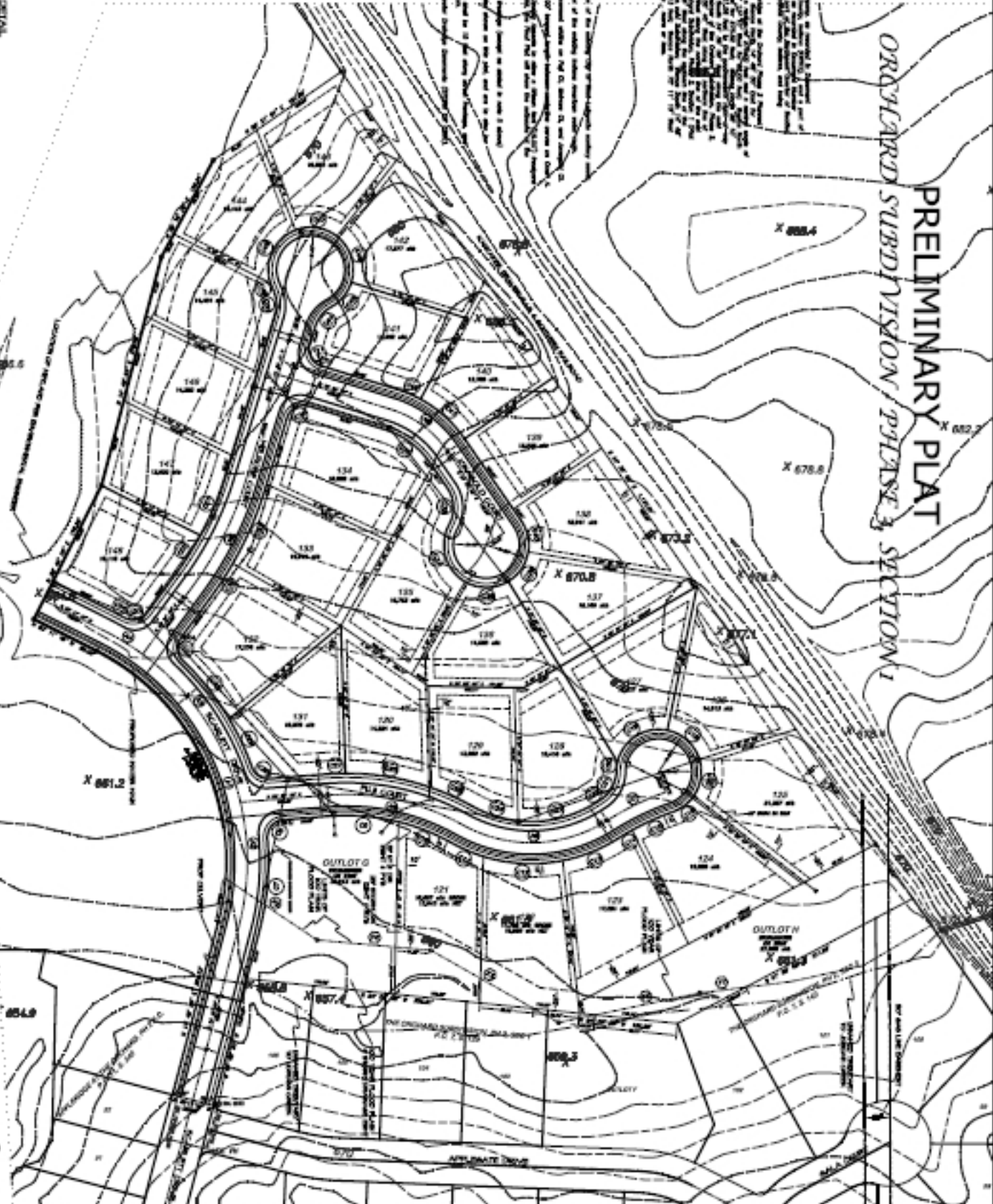
14. The purpose, ownership and maintenance of Outlots G and H shall be specified.







PRELIMINARY\* PLAT  
ORCHARD SUBDIVISION, PHASE 3, SECTION

[illegible]

**THE CANADIAN JOURNAL OF  
NURSING**



Chemtek's ISO 9001 Registered Company  
 4 Great E. Street  
 # 200  
 For Ray Smith: 781-377-0000  
 1-800-377-0000  
 David Macorich: For Ray 377-1430  
 Fax: 781-377-0007  
 Email: Ray@chemtek.com



<sup>1</sup> J. A. Roberts, "The Role of the State in the Development of the American Economy," *The Journal of Law and Economics*, Vol. 10, No. 1 (Spring 1967), pp. 1-28.

[illegible]

PRELIMINARY PLAT - PHASE 3 SECTION ONE ORCHARD SUBDIVISION WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA									
BLOCKS		ACRES		TAXES		TAXES		TAXES	
BLK	ACRES	BLK	ACRES	BLK	ACRES	BLK	ACRES	BLK	ACRES
1	1.00	2	1.00	3	1.00	4	1.00	5	1.00
6	1.00	7	1.00	8	1.00	9	1.00	10	1.00
11	1.00	12	1.00	13	1.00	14	1.00	15	1.00
16	1.00	17	1.00	18	1.00	19	1.00	20	1.00
21	1.00	22	1.00	23	1.00	24	1.00	25	1.00
26	1.00	27	1.00	28	1.00	29	1.00	30	1.00
31	1.00	32	1.00	33	1.00	34	1.00	35	1.00
36	1.00	37	1.00	38	1.00	39	1.00	40	1.00
41	1.00	42	1.00	43	1.00	44	1.00	45	1.00
46	1.00	47	1.00	48	1.00	49	1.00	50	1.00
51	1.00	52	1.00	53	1.00	54	1.00	55	1.00
56	1.00	57	1.00	58	1.00	59	1.00	60	1.00
61	1.00	62	1.00	63	1.00	64	1.00	65	1.00
66	1.00	67	1.00	68	1.00	69	1.00	70	1.00
71	1.00	72	1.00	73	1.00	74	1.00	75	1.00
76	1.00	77	1.00	78	1.00	79	1.00	80	1.00
81	1.00	82	1.00	83	1.00	84	1.00	85	1.00
86	1.00	87	1.00	88	1.00	89	1.00	90	1.00
91	1.00	92	1.00	93	1.00	94	1.00	95	1.00
96	1.00	97	1.00	98	1.00	99	1.00	100	1.00